

3/24/10

Selectmen's Minutes

FEBRUARY 24, 2003

7:00 P.M.

Present: Trey Shupert, Walter Foster, F. Dore' Hunter, Peter Ashton, Pam Harting-Barrat, Town Manager and Assistant Town Manager. Meeting was televised.

CITIZEN'S CONCERNS

Betty McManus – Gave the Board an update on Sussman parking lot expansion suit at Windsor Green. The parties have reached an agreement and Betty asked that Don be authorized to sign the required paperwork in order for the construction to begin. The Board agreed that Don could sign these documents on behalf of the Town.

SEWER COMMISSIONER'S REPORT

RATE SETTING - DORE' HUNTER - Moved to set the rate for February at \$.01725 per gallon and to also approve to extend rebate subsidy until June 30th. PAM HARTING-BARRAT - Second. UNANIMOUS VOTE

GRAIN MILL HOLLOW REALTY TRUST

Property is in the sewer district and Don recommends approval. DORE' HUNTER - Moved to approve. WALTER FOSTER- Second. UNANIMOUS VOTE.

PUBLIC HEARINGS & APPOINTMENTS

BOND SIGNING - Steve Barrett asked for the Board's signature on the Bonds for short term borrowing at a rate of 1.08 percent. PETER ASHTON – Moved we approve and sign the bonds as supplied for signature tonight for the sale of a \$3,719,000 1.08 percent Bond Anticipation Note of the Town dated march 5, 2003, and payable March 4, 2004 to Fleet National Bank at par and accrued interest. WALTER FOSTER – Second. UNANIMOUS VOTE.

I further certify that the vote was taken at a meeting open to the public, that no vote was taken by secret ballot, that the notice stating the place, date and time of the meeting was filed with the Town Clerk and a copy thereof posted in the office of the Town Clerk or on the principal official bulletin board of the town at least 48 hours, including Saturdays but not Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the bonds were taken in executive session, and that the official record of the meeting was made available to the public promptly and remains available to the public, all in accordance with G.L. c39, s23B as amended.

SITE PLAN 12/13/02-386 – PALMER KENNELS –

Walter needs to recuse himself because his brother in law is a Senior Partner with the consultant that was hired by the Developer to perform the noise analysis.

Ron Peabody spoke about the sound study he had performed. Mr. O'Neil the consultant spoke about the opinion he has developed. He feels that there will be an increase in noise for Crestwood Condos and a reduction for Brook Run Condos at around 3 decibels and that is just under our perception level. He reviewed the materials of the current kennel as well as the proposed materials that would be used in the new construction. He came to the opinion that they are proposing to use materials that will be good for the reduction of noise. In addition, he suggested a six-foot wooden fence (solid) in lieu of a six foot high earthen berm as they are near wetlands. The Consultant has suggested this and Northwest agreed to install the fence which would offset the 3 decibels.

Dore' asked about the fabric type material. Mr. O'Neil said it would not really work to reduce noise further as it is not employed at all times.

Peter asked about the location of the fence.

Mary from Hillside Place – She said she hears the dogs and suggested we try the wood fence and hoped it would help.

Bob Lessard asked about the distance of 1000 feet. He wanted to know how they had come up with the numbers they used. Mr. O'Neil said he used GPS from the closest corner of the kennel to the nearest Condo at Crestwood...

Mike Costello – Hears the dogs and wonders what the summer will be like with the kennel closer.

Carla from Crestwood said that she has lived there 10 years and complained about the noise from the kennel saying she has to sleep with a fan on to drown out the noise.

Jessica Basset – Brought up several issues regarding the decibels. She wanted to know about the enforcement.

Brook Run Resident Ms. O'Neil offered decibel information she had found on the Internet.

Trey spoke about the kennel in his neighbor hood and that the barking can be a problem.

DORE' HUNTER – Moved to Close the public hearing and take under advisement. PAM HARTING BARRAT – Second. UNANIMOUS VOTE

Dore' asked that language like that of the Dog Day Care on Route 2A decision regarding our right to hold open the right to enforce noise levels, and such in the future.

SITE PLAN SPECIAL PERMIT #11/18/98-366 – ASSISTED LIVING AMENDMENT
PETER ASHTON – Moved we continue to MARCH 24 at 8:00. PAM HARTING-BARRAT – Second. UNANIMOUS VOTE.

STORM WATER MANAGEMENT – Doug updated the Board on a new regulation and under such, we need to submit a notice of intent by March 10. We are far ahead of other communities and will have less cost impact to us. They discussed the schedule of tasks and Woodward and Curren are preparing the required documents. The cost could be as

much as 10-20,000 per year for the next five years. Peter suggests we get the Stream Team and SUASCO to help us with some of the tasks. Walter suggested we forward add this to the Lt. Governors Office even though it is a federal mandate.

STARBUCK'S COFFEE – COMMON VICTUALER – 411 MASS AVE. DORE' HUNTER
– Moved to Approve. PETER ASHTON – Second. UNANIMOUS VOTE.

SELECTMEN'S BUSINESS

FY04 BUDGET DISCUSSION – No changes

ANNUAL TOWN MEETING WARRANT – The Chairman assigned articles and made a first pass at recommendations. Staff will gather information as requested on several articles.

TAC – ROUTE 2A DISCUSSION – Peter gave an overview of his meeting with TAC. They have traffic issues as they relate to 2A. He suggested we have a meeting/discussion on what we may want to do with the traffic on 2A in the spring. Peter suggested we plan on discussing this in late April/May. Peter will coordinate with TAC.

SWEENEY TRUST - 61 USE CONVERSION - Walter felt the CPA should have time to review these materials. Peter noted its ranking on the list is low. Peter asked Walter to bring to CPA for their comment. The Board felt the acquisition of this property was out of the question at this time.

AT&T PERFORMANCE HEARING FOLLOW-UP– Atty. Solomon reviewed options under performance hearing. It was noted that we run the letter by the Cable Advisory Committee. The Board wanted the timeline for follow-up date certain within the next 30 days Walter wanted more action in #5 more forceful words as well as the Senior Discount.

LETTER TO CONGRESSMAN MEEHAN – ASSABET RIVER RAIL TRAIL – The letter was discussed and felt that we will get a higher priority on the list. Dore' offered to reword the proposed letter.

ACHC AFFORDABLE HOUSING REFINANCE REQUEST FOR BOARD CONSENT – First time homeowner refinance. PAM HARTING-BARRAT — Moved to Approve - DORE' HUNTER – Second. UNANIMOUS VOTE.

OTHER BUSINESS

None

CONSENT AGENDA

PETER ASHTON– Moved to approve.– DORE' HUNTER - Second. UNANIMOUS VOTE.

TOWN MANAGER'S REPORT

Don updated the Board on the snow budget. \$210,000 in the red.

Christine Joyce
Recording Clerk

Clerk

Date

February 22, 2003

TO: Board of Selectmen, Sewer Commissioners

FROM: Trey Shupert, Chairman

SUBJECT: Selectmen and Sewer Commissioners Report

February 24, 2003
MEETING BEGINS AT 7:00 P.M.

I. CITIZEN'S CONCERNS

II SEWER COMMISSIONER'S BUSINESS

1. 7:05 **RATE SETTING FOR MARCH** - Enclosed please find recommendations and staff comments for Board consideration.
2. 7:08 **GRAIN MILL HOLLOW REALTY TRUST** – Enclosed please find a request for a special hook-up arrangement at 4 High Street for Commissioner's consideration.

III. PUBLIC HEARINGS & APPOINTMENTS

3. 7:10 **BOND SIGNING** – Staff will have short term borrowing papers for Board signature.
4. 7:15 **SITE PLAN #12/13/02-386, PALMER KENNELS, 350 GREAT ROAD** – Continued from February 10, 2003 - Enclosed please find resident comments in the subject regard.
5. 7:45 **SITE PLAN SPECIAL PERMIT #11/18/98-366 AMENDMENT, ACTON ASSISTED LIVING, DEVON DRIVE (Continued from February 10, 2003).** Enclosed please find correspondence from the petitioner asking for a continuance to a meeting in April for Board review.
6. 8:30 **STORM WATER** – Doug Halley will be in to discuss the Draft Storm Water Management Plan with the Board.
7. 9:00 **STARBUCKS COMMON VICTUALER LICENSE – 411 MASS AVE.** –Continued from January 13, 2003 – Enclosed please find staff comments for Board review.

IV. SELECTMEN'S BUSINESS

8. **BUDGET DISCUSSION** – Ongoing general discussion.
9. **ANNUAL TOWN MEETING DRAFT WARRANT** – Enclosed please find a current draft warrant for Board consideration.
10. **TAC – ROUTE 2A DISCUSSION.**

11. **SWEENEY TRUST 61A, 108 WILLOW STREET** – Enclosed please find a notice of intention to convert this property to another use for Board action.
12. **AT&T PERFORMANCE HEARING FOLLOW-UP** – Enclosed please find a draft letter to Comcast (AT&T) for Board consideration.
13. **LETTER TO REPRESENTATIVE MEEHAN** – Enclosed please find a draft letter regarding reauthorization of funding for the AART, for Board consideration
14. **ACHC REQUEST FOR BOARD OF SELECTMEN CONSENT** – Enclosed please find correspondence from ACHC requesting the Board of Selectmen consent regarding affordable
15. **OTHER BUSINESS**

V CONSENT AGENDA

16. **ACCEPT MINUTES** – Enclosed please find the Minutes January 27, 2003 for Board acceptance.
17. **BETSY BALL GIFT ACCOUNT** – Enclosed please find a CONFIDENTIAL request received from staff for an allocation from the Betsy Ball Fund for Board consideration.

VI. TOWN MANAGER'S REPORT

VII EXECUTIVE SESSION

ADDITIONAL INFORMATION

Enclosed please find additional correspondence that is strictly informational and requires no Board action.

FUTURE AGENDAS

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This IS NOT a complete Agenda.

March 3 – Street Acceptance – Class I Moran
March 10 – Mock Town Meeting
March 24 – Concord Connection continuance

GOALS 2002-2003

1. Labor Negotiations & Improve Labor Relations environment (Peter/Trey)
2. Improve Communication with Town Boards (Peter/Trey)
Implement Chairman Round Table - (Trey) *(for Dec/Jan)*
Revisit 2020 Planning Process for direction to make this process more beneficial towards
Implementation of long-term vision (Trey).
3. Towne Building Reuse (Walter/Dore/Peter)
4. ALG process be used for purpose of Budget Planning for FY04 (Walter/Trey)
5. Residential and Commercial Growth (Walter/Pam) *(PCRC EDC – Continuing to meet)*
6. Open Space and Recreation Plan (Peter/Walter) Completed
7. Health Insurance Trust Agreement (Peter) *(Peter still working on getting comments from Water District.)*
8. Decision on Pentamation Accounting System (Dore/Peter) *(Proposals are being looked at by staff)*

9. Process Planning for "Life after NESWC" (Pam/Peter) (*John Murray is looking at this*)
10. Joint IT process-organizational change (Walter/Dore') (
11. Implement an on-going Public Relations campaign regarding budgetary situation (Trey/Walter) (*ALG put plan in place A/B*)
12. Provide looking at salary levels in the organization, include liaison with Personnel Board (Trey /Peter) (*Need to look at budget*)
Based upon results of Salary Survey, conduct a through review of current salary levels (Trey/Peter) (*Need to look at budget override for Operating budget*)
13. Broader community interface with Emerson Hosp.- Board of Health to take elder issues on (Pam)
14. Recreational field lack of space, prison land etc. (Walter)
15. Middlesex Pension alternatives (Walter)

GOALS carried forward

16. Public Safety Facility (Dore'/Trey)
17. Determine future of Vaillancourt House - 17 Woodbury Lane. (Pam) (*No dialogue thus far as budgets have had the bottom fallout, Historical Commission issue and seek suggestions*)

Goals 2003-Selectmen folder